

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: November 7, 2022

time: 5:30 P.M.

MAYOR RUSS TRIMBLE
COUNCILMEMBER AT LARGE RENEE HARDMAN
COUNCILMEMBER AT LARGE MATTHEW MCKINNEY
COUNCILMEMBER 1ST WARD KEVIN L. TREVILLYAN
COUNCILMEMBER 2ND WARD GREG HUDSON
COUNCILMEMBER 3RD WARD DOUG LOOTS

CITY MANAGER.....TOM HADDEN
CITY ATTORNEY.....RICHARD SCIESZINSKI
CITY CLERK.....RYAN JACOBSON
DEPUTY CITY CLERK...JULIUS ARRINGTON

West Des Moines City Hall - City Council Chambers
4200 Mills Civic Parkway

*Members of the public wishing to participate telephonically, may do so by calling:
515-207-8241, Enter Conference ID: 575 675 680#*

- 1. Call to Order/Pledge of Allegiance/Roll Call/Approval of Agenda**
- 2. Citizen Forum** (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)
- 3. Mayor/Council/Manager Report/Other Entities Update**
- 4. Consent Agenda**
 - a. Motion - Approval of Minutes of October 17, 2022 Meeting
 - b. Motion - Approval of Bill Lists
 - c. Motion - Approval of Liquor Licenses:
 1. Evergreen Properties Investment, LLC d/b/a Circle K, 3501 EP True Parkway - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
 2. Des Moines Arts Festival, Inc. d/b/a Des Moines Arts Festival, 217 5th Street (Valley Junction Activity Center) - Five-Day Class BW Permit - Effective November 11-15, 2022
 3. Firebirds of West Des Moines, LLC d/b/a Firebirds Wood Fired Grill, 440 South 68th Street, Suite 101 - Class LC Liquor License with Sunday Sales - Renewal
 4. Frank's Divine Pie 2800, LLC d/b/a Gusto Pizza Company, 2800 University Avenue, Suite 400 - Class BW Permit with Sunday Sales and Outdoor Service Privileges - Renewal
 5. Mac Shack, LLC d/b/a Mac Shack, 1551 Valley West Drive, Suite 253 - Class LC Liquor License with Sunday Sales - Renewal

6. Pots and Shots, LLC d/b/a Pots and Shots, 9500 University Avenue, Suite 1101 - Class LC Liquor License with Sunday Sales - Renewal
7. Target Corporation d/b/a Target Store T-0069, 1800 35th Street - Class LE Liquor License with Carryout Wine, Carryout Beer, and Sunday Sales - Renewal
8. Shri Hari, LLC d/b/a West D Liquors, 5014 EP True Parkway - Class LE Liquor License with Carryout Beer, Carryout Wine, and Sunday Sales - Renewal
- d. Motion - Approval of Tobacco Permit
- e. Motion - Approval of Carbon Credit Letter of Commitment - Trees Forever
- f. Motion - Approval of Public Services Snow and Ice Control Policy Manual
- g. Motion - Approval of Electric Vehicle Site Host Agreement - MidAmerican Energy RecPlex
- h. Motion - Approval of Construction Contract - MidAmerican Energy RecPlex CMU Wall Bracing
- i. Motion - Approval of Change Orders:
 1. 2021 Concrete Trail Renovations, #1
 2. Digital Enterprise Conduit Deployment Segment 5, Phase 1, #2
- j. Motion - Approval of Amendment No. 1 to Professional Services Agreement - 2022 Street Reconstruction Program
- k. Motion - Approval of Purchase of Stream Credits (White Fox Mitigation Bank) - Fairmeadows Creek Stabilization, south of Railroad Avenue
- l. Motion - Approval of 2020-21 FY Tax Increment Financing Report
- m. Resolution - Approval of FY 2021-22 Iowa Department of Transportation City Street Financial Report
- n. Resolution - Approval and/or Ratification of Specific Fees and Charges - Parks and Recreation
- o. Resolution - Order Construction:
 1. Digital Enterprise Private Streets Conduit Deployment
 2. South Service Area Segment 8 Sewer
- p. Resolution - Accept Work:
 1. 2021 PCC Patching and Medians Program
 2. 88th Street and Ashworth Road Traffic Signal
 3. Digital Enterprise Conduit Deployment 2021 Multi-Family and Non-Residential Drop Installation, Phase 2
 4. Grand Avenue West Segment 4 Sewer Extension
- q. Resolution - Authorize Construction of Public Improvements - Westowne Center Sanitary Sewer
- r. Resolution - Approval of Professional Services Agreement - Law Enforcement Center, Garage Conversion and HVAC Improvements - Commissioning Services
- s. Resolution - Approval of 28E Agreement with City of Des Moines - 2023 HMA Resurfacing Program (SE 1st Street, north of SE Willow Creek Drive)
- t. Resolution - Approval of Proposal from MidAmerican Energy Company for Underground Electric Service Extension - Grand Avenue, South Grand Prairie Parkway to South 115th Street

- u. Resolution - Approval of Federal Aid Agreement for Iowa's Transportation Alternatives Program - Raccoon River Pedestrian Bridge at Raccoon River Park
- v. Resolution - Establish Consultation Meeting and Public Hearing - Amendment #1 to the University Avenue Corridor Urban Renewal Area
- w. Resolution - Approval to Initiate Development Agreement with Commonwealth Properties, LLC and Amendment #6 to the Historic West Des Moines Urban Renewal Area
- x. Resolution - Approval to Initiate Development Agreement with Archangel Development, LLC and Include the Project within the Proposed South 81st Street Urban Renewal Area
- y. Resolution - Approval of Purchase Agreement (Rental Acquisition Program) - 1205 and 1207 Locust Street
- z. Resolution - Approval of Subrecipient Agreement - PCs for People
- aa. Resolution - Approval and Acceptance of Hold Harmless Agreements:
 - 1. Townhomes of Meadow Point Development Sign
 - 2. Farmers Mutual Hail Insurance Company of Iowa, 6785 Westown Parkway
 - 3. 218 ½ 5th Street
- bb. Proclamation - Approval of Proclamations:
 - 1. Recognition of Rick Swalwell
 - 2. Native American Heritage Month, November 2022
 - 3. Veterans Day, November 11, 2022

5. Old Business

- a. Comprehensive Plan Land Use Map Amendment - Approval of Comprehensive Land Use Map Designation - McKinney Property (Continued from September 13, 2022 and October 17, 2022)
 - 1. Motion - Continue Item 5(a) to November 21, 2022
- b. Reconsideration of October 17, 2022 Update to the Comprehensive Plan - Modify Language of Land Use Chapter and Place Type Sheets to Clarify Intent for Context Sensitive Development, Eliminate Reference to Mapping of Environmentally Sensitive Areas, and Confirm Intensity Levels and Best Planning Practices Related to the Assignment of Land Use Classifications - City Initiated
 - 1. Motion - Reconsideration of Item
 - 2. Resolution - Approval of Modification to Language of Comprehensive Plan Land Use Chapter and Place Type Sheets
- c. Issuance of \$29,235,000 Taxable General Obligation Urban Renewal Capital Loan Notes Series 2022E - City Initiated
 - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
 - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Continuing Disclosure Certificate

- d. Issuance of \$13,730,000 General Obligation Urban Renewal Bonds, Series 2022F - City Initiated
 - 1. Resolution - Appoint Paying Agent, Registrar, and Transfer Agent
 - 2. Resolution - Approval and Authorization of a Loan Agreement, Authorizing the Issuance, Levying a Tax to Pay Said Bonds, and Approval of Tax Exemption Certificate and Continuing Disclosure Certificate

6. Public Hearings (5:35 p.m.)

- a. Neighborhood Park Signage Project, Information and Secondary Entrance Signs - City Initiated
 - 1. Resolution - Approval of Plans and Specifications
 - 2. Motion - Receive and File Report of Bids
 - 3. Resolution - Award Contract

7. New Business

- a. The Village at Sugar Creek, northeast corner of Booneville Road and South 88th Street - Approval of Final Plat to Create Seven Lots for Commercial and Multi-Family Development, Five Outlots, and Two Street Lots - DB Booneville, LLC
 - 1. Resolution - Approval and Release of Final Plat
- b. Stonewood Plat 1, northeast corner of South Grand Prairie Parkway and Booneville Road - Approval of Revised Preliminary Plat to Create 40 Lots for Single Family Residential Development, Four Outlots, and Four Street Lots - Stonewood, Inc.
 - 1. Resolution - Approval of Revised Preliminary Plat
- c. Village at Sugar Creek Apartments, South 81st Street and realigned Booneville Road - Approval of Site Plan to Allow Construction of Apartment Complex - DB Booneville, LLC
 - 1. Resolution - Approval of Site Plan
- d. Play of Survey Parcel '2022-1165' - Approval of Plat of Survey to Create a 0.02 Acre Parcel for Transfer of Ownership - Glen Meadows Retirement Community, LLC
 - 1. Resolution - Approval and Release of Plat of Survey
- e. Historic West Des Moines Master Plan Design Guidelines - City Initiated
 - 1. Resolution - Approval and Acceptance of Pages 41-106 of the Historic West Des Moines Design Guidelines

- f. Iowa Clinic Urban Renewal Area - Terminate the Urban Renewal Area and Associated Development Agreement and Repeal Ordinance No. 2366 - City Initiated
 - 1. Resolution - Approval to Terminate the Urban Renewal Area and Associated Development Agreement
 - 2. Ordinance - Approval of First Reading
- 8. **Receive, File and/or Refer**
- 9. **Other Matters**

CITY COUNCIL WORKSHOP

(immediately follows Council meeting)

- 1. Ashworth Road Multi-Use Trail
- 2. Other Matters

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.